

REDEVELOPMENT PROPOSAL

FOR

**BUTTONWOOD GATEWAY
REDEVELOPMENT AREA**

AUGUST, 1998

Attach 8

**REDEVELOPMENT AUTHORITY
OF THE
CITY OF READING**

BERKS COUNTY, PENNSYLVANIA

COPY

TABLE OF CONTENTS

REDEVELOPMENT PROPOSAL

A. REDEVELOPMENT AREA PLAN (Prepared for and adopted by the Planning Commission).

- (1) The boundaries of the area with a map showing the existing uses of the real property therein.
- (2) A land use plan of the area showing proposed uses following redevelopment.
- (3) Standards of population densities, land coverages, and building intensities in the proposed redevelopment area.
- (4) A preliminary site plan of the area.
- (5) A statement of the proposed changes, if any, in zoning ordinances or maps.
- (6) A statement of any proposed changes in street layouts and proposed traffic regulation, including the separation of vehicular traffic partially or totally from pedestrian traffic where feasible.
- (7) A statement of the extent and effect of the rehousing of families which may be made necessary from the redevelopment area and the manner in which such rehousing may be accomplished.
- (8) A statement of the estimated cost of acquisition of the redevelopment area, and all other costs necessary to prepare the area for redevelopment.
- (9) A statement of such continuing controls as may be deemed necessary to effectuate the purpose of the act.

MAPS

R.A.P.	#1	Boundary and Existing Land Use
	#2	Land Use Plan
	#3	Preliminary Site Plan
	#4	Zoning Map

B. REDEVELOPMENT PLAN PROPOSAL (Prepared by the Redevelopment Authority in conformity with Redevelopment Area Plan).

- (1) Acquisition map showing each property to be acquired.
- (2) Building conditions map.
- (3) Standards for the following:
 - a. Setbacks
 - b. Parking
 - c. Screening and landscaping
 - d. Street signs and furnishings
 - e. Easements
 - f. Utility placement
 - g. Pollution control, if applicable.
- (4) Statement of duration of controls.
- (5) Property rehabilitation standards if rehabilitation is contemplated.
- (6) Procedures for changes in approved plan.

MAPS

R.P.P.	#1	Acquisition Map
	#2	Building Conditions

A. REDEVELOPMENT AREA PLAN

- (1) The boundaries of the area with a map showing the existing uses of the real property therein.

The boundaries of the Buttonwood Gateway Redevelopment Area are outlined in the Boundary Description included herein. Also, included herein is R.A.P. Map No. 1 - Boundary and Existing Land Use. It identifies the boundary of the project area and indicates the existing land use on a parcel basis, within the redevelopment area.

- (2) A land use plan of the area showing proposed uses following redevelopment.

R.A.P. Map No. 2 - Land Use Plan shows the proposed use of land within the Redevelopment Area. The general land use categories are as follows:

- Manufacturing/Commercial and Related Uses
- Residential and Related Uses
- Semi-Public and Related Uses
- Preservation and Related Uses

- (3) Standards of population densities, land coverages, and building intensities in the proposed redevelopment area.

All development is subject to site plan review by the City of Reading. The following standards apply to land to be developed in the Redevelopment Area.

Standards	Manufacturing/ Commercial and Related Uses	Residential and Related Uses		
		One Family Attached	One Family Semi-Detached	Mid-Rise Apartments
Minimum Lot Size (Square Feet)	25,000	1,800	1,800	7,200
Maximum Building Coverage	50%	60%	60%	30%
Maximum Lot Coverage	80%	75%	75%	55%
Maximum Building Height (Feet)	50	35	35	60
Minimum Lot Width (Feet)	125	18	18	72
Front Yard Setbacks (Feet)	25	15	15	15

Rear Yard Setbacks (Feet)	30	20	20	35
Side Yard Setbacks (Feet)	20	6	6	15
Both Side Yard Setbacks (Feet)	40	—	—	30

The Semi-Public and Related Uses and the Preservation and Related Uses categories do not have any specific standards for development. These are existing uses which are scheduled to remain.

- (4) A preliminary site plan of the area.

A preliminary site plan is included herein which illustrates one concept of how the area could develop within the land use and building controls for the project.

- (5) A statement of the proposed changes, if any, in zoning ordinance or map.

The redevelopment area presently contains three (3) zoning districts and is governed by the zoning ordinance and map of the City of Reading. These zoning districts are : H-M, Heavy Manufacturing, R-3, Residential 3; and P, Preservation. It is proposed to change zoning district boundaries and designations within the Redevelopment Area.

The area south of the Schuylkill River will remain within the P-Preservation Zoning District. The area bounded by Buttonwood Street on the south, Speidel Street on the north, Little Clinton Street on the west and Gordon Street on the east; and the area bounded by Speidel Street on the south, Lafayette Street on the north, Tulpehocken Street on the west and the unnamed alley parallel to and between Tulpehocken Street and Johnson Street on the east will remain in the R-3, Residential 3 zoning district.

The area bounded by the railroad on the south, Green Street on the north, Gordon Street on the west and Schuylkill Avenue on the east will also remain in the R-3, Residential 3 zoning district.

The remainder of the project will be rezoned to be a M-C Manufacturing/Commercial zoning district.

The existing and proposed zoning district boundaries are illustrated on R.A.P. Map No. 4 - Zoning Map contained herein. There are no proposed changes to the text of the Zoning Ordinance.

- (6) A statement of any proposed changes in street layouts and proposed traffic regulation, including the separation of vehicular traffic partially or totally from pedestrian traffic where feasible.

There are no proposed major changes in street layouts and proposed traffic regulations, including the separation of vehicular traffic partially or totally from pedestrian traffic. It is anticipated that the intersection of Little Clinton Street and Buttonwood Street will be improved for better access to the Buttonwood Street/River Road ramp. A new access street for the manufacturing/commercial area will be designed. The following streets within the Redevelopment Area will be vacated.

Huyett Street - north of Buttonwood Street;
Johnson Street - from Speidel Street around to Gordon Street;
Little Clinton Street - from Speidel Street to Lafayette Street; and
Lafayette Street - from Little Clinton Street to Tulpehocken Street

- (7) A statement of the extent and effect of the rehousing of families which may be made necessary from the redevelopment area and the manner in which such rehousing may be accomplished.

It is anticipated that several families or individuals will be displaced in the course of project execution as a result of property acquisition. There are no businesses anticipated to be relocated as a result of project activities. Relocation assistance will be provided through the City of Reading Community Development Department. They will assist any site occupants in locating to decent, safe and sanitary facilities within the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)(42 U.S.C. 4601-4655).

- (8) A statement of the estimated cost of acquisition of the redevelopment area, and all other costs necessary to prepare the area for redevelopment.

The following is an estimate of project costs:

Acquisition -	\$ 607,750
All other costs including	
public improvements -	<u>\$ 775,000</u>
	\$ 1,382,750

- (9) A statement of such continuing controls as may be deemed necessary to effectuate the purpose of the act.

Continuing controls to effectuate the proposed development shall be the Redevelopment Area Plan and the Redevelopment Plan Proposal which constitute the Redevelopment Proposal document.

These controls shall be continue and remain in effect for a period of twenty (20) years from the date of approval of this proposal by the governing body of the City of Reading.

CERTIFICATION

The Planning Commission of the City of Reading, Pennsylvania, in compliance with the Pennsylvania Urban Redevelopment Law, Act No. 385, Law of 1945, as amended (Pennsylvania Statutes Annotated, Title 35, Sections 1710-1719) has prepared the above Redevelopment Area Plan.

The Planning Commission of the City of Reading, Pennsylvania, has certified that the Buttonwood Gateway Redevelopment Area, is a redevelopment area under the terms of the above-cited Pennsylvania Urban Redevelopment Law.

APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF READING ON _____.

PLANNING COMMISSION OF THE CITY OF READING

Secretary

BOUNDARY DESCRIPTION

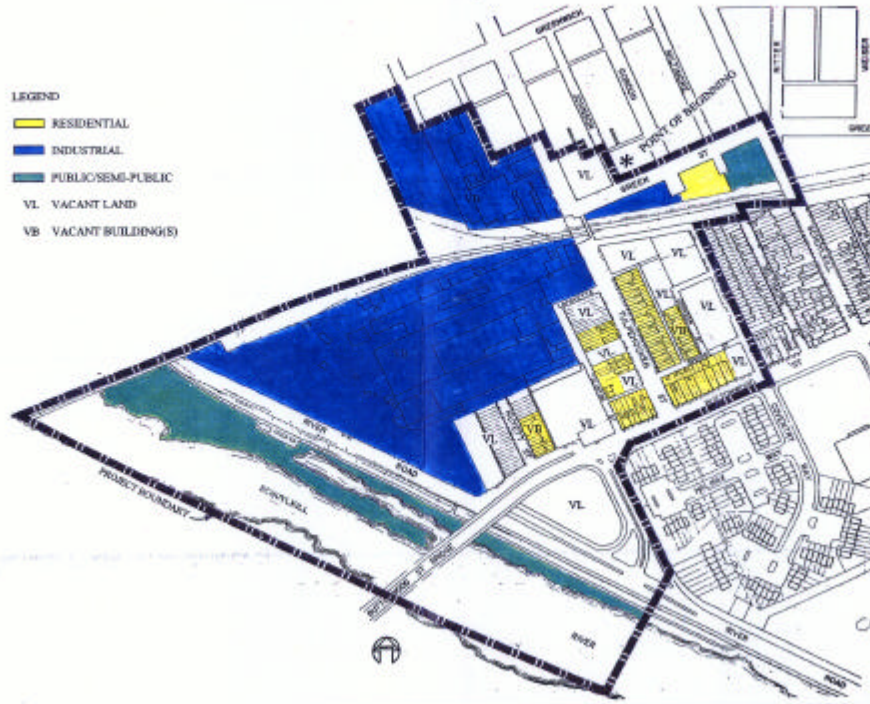
BUTTONWOOD GATEWAY REDEVELOPMENT AREA

BEGINNING, at a point which is the intersection of the easterly right-of-way line of Johnson Street and the northerly right-of-way line of Green Street; THENCE, easterly along said northerly right-of-way line of Green Street to its intersection with the easterly right-of-way line of Schuylkill Avenue; THENCE, southerly along said easterly right-of-way line of Schuylkill Avenue to its intersection with the southerly right-of-way line of Conrail; THENCE, westerly along said southerly right-of-way line of Conrail to its intersection with the easterly right-of-way line of Gordon Street; THENCE, southerly along said easterly right-of-way line of Gordon Street to its intersection with the southerly right-of-way line of Buttonwood Street; THENCE, westerly along said southerly right-of-way line of Buttonwood Street to the easterly right-of-way line of Clinton Street extended; THENCE, southerly along said easterly right-of-way line of Clinton Street extended to its intersection with the northerly right-of-way line of River Road; THENCE, southeasterly along said northerly right-of-way line of River Road approximately three hundred feet to a point in the northerly right-of-way line of River Road; THENCE, southwestward from said point on the northerly right-of-way line of River Road, across River Road and the Schuylkill River to the point in the Schuylkill River which is the municipal boundary line of the City of Reading; THENCE, northwesterly along the municipal boundary line of the City of Reading, located in the right-of-way of the Schuylkill River, to its intersection with the northerly right-of-way line of Conrail; THENCE, easterly along said northerly right-of-way line of Conrail to its intersection with the westerly property line now or late of the Reading Gray Iron Castings Co.; THENCE, northerly along said westerly property line of the Reading Gray Iron Castings Co. to its intersection with the center line of West Greenwich Street extended; THENCE, northeasterly along said center line of West Greenwich Street extended to its intersection with the westerly right-of-way line of Clinton Street; THENCE, southeasterly along said westerly right-of-way line of Clinton Street to its intersection with the northerly right-of-way line of the first unnamed alley south of West Greenwich Street; THENCE, northeasterly along said right-of-way line of the first unnamed alley south of West Greenwich Street to its intersection with the easterly right-of-way line of Eisenbrown Street; THENCE, southeasterly along said easterly right-of-way line of Eisenbrown Street to its intersection with the northerly property line of 524 Tulpehocken Street; THENCE, northeasterly along said northerly property line of 524 Tulpehocken Street extended to its point of intersection with the easterly right-of-way line of Tulpehocken Street; THENCE,

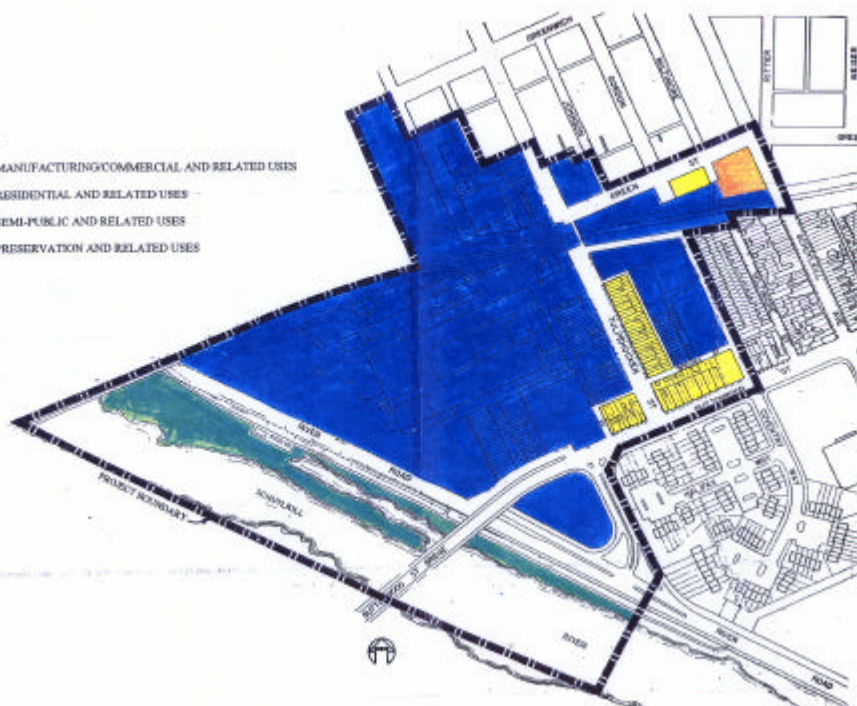
southeasterly along said easterly right-of-way line of Tulpehocken Street to its point of intersection with the northerly property line of 513-515 Tulpehocken Street; THENCE, northeasterly along said northerly property line of 513-515 Tulpehocken Street extended to its point of intersection with the easterly right-of-way line of an unnamed alley; THENCE, southeasterly along said easterly right-of-way line of the unnamed alley to its point of intersection with the northerly property line of 359-369 West Green Street; THENCE, northeasterly along said northerly property line of 359-369 West Green Street extended to its point of intersection with the easterly right-of-way line of Johnson Street; THENCE, southeasterly along the easterly right-of-way line of Johnson Street to its point of intersection with the northerly right-of-way line of Green Street, the POINT OF BEGINNING.

LEGEND

- RESIDENTIAL
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- VL VACANT LAND
- VB VACANT BUILDING(S)

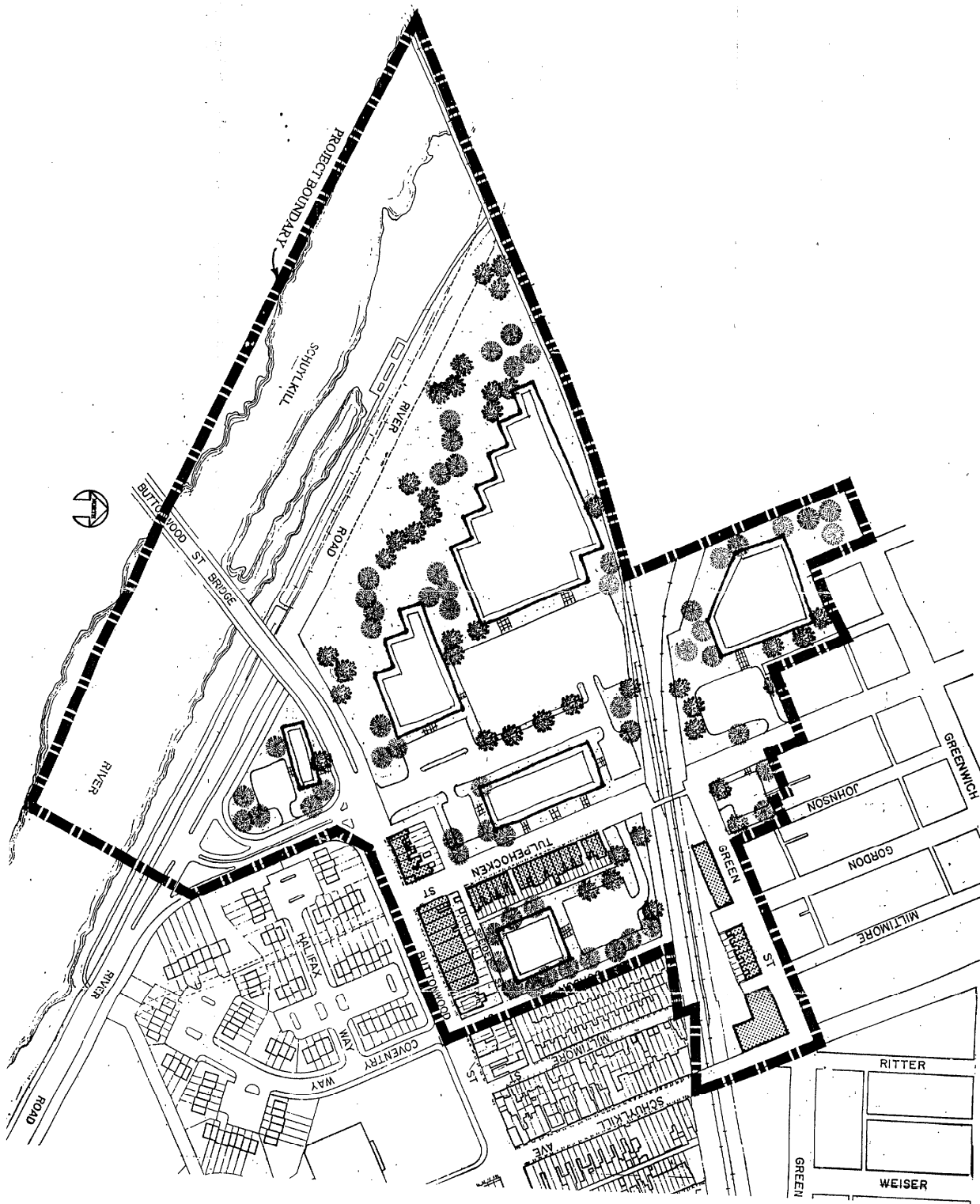


S.A.P. MAP NO. 1 - BOUNDARY AND EXISTING LAND USE
 BUTTONWOOD GATEWAY REDEVELOPMENT AREA
 CITY OF PHOENIX, ARIZONA

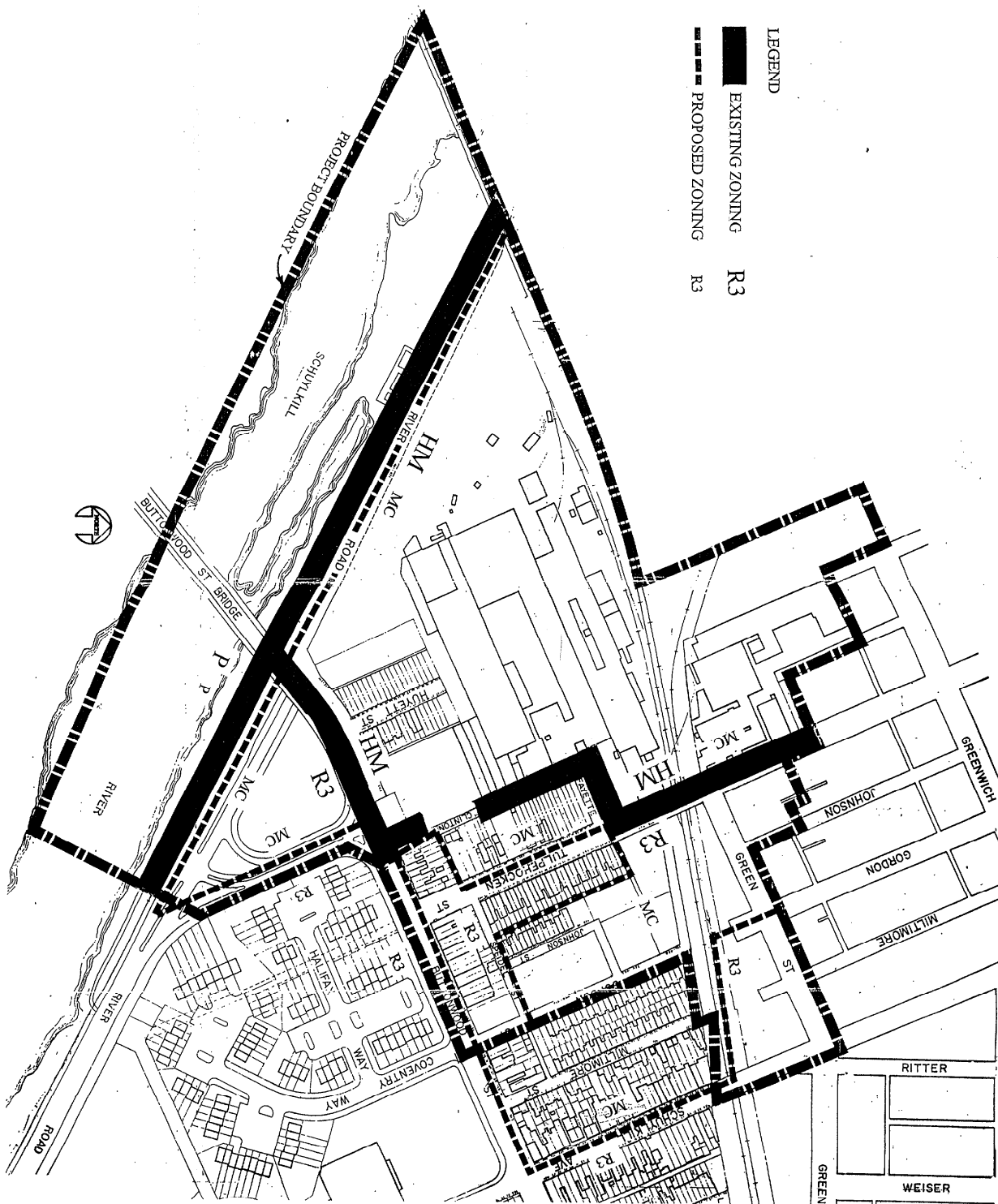


S.A.P. MAP NO. 2 - LAND USE PLAN
BUTTONWOOD GATEWAY REDEVELOPMENT AREA
CITY OF BEADING, KANSAS

CO2



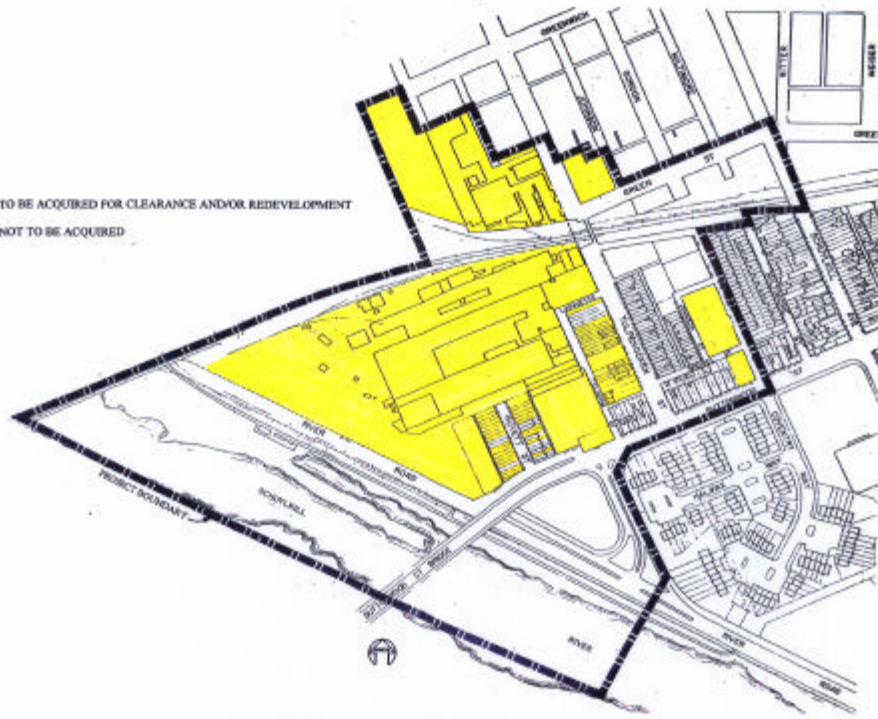
R.A.P. MAP NO. 3 -- PRELIMINARY SITE PLAN
BUTTONWOOD GATEWAY REDEVELOPMENT AREA
CITY OF READING, PENNSYLVANIA



R.A.P. MAP NO. 4 -- ZONING MAP
 BUTTONWOOD GATEWAY REDEVELOPMENT AREA
 CITY OF READING, PENNSYLVANIA

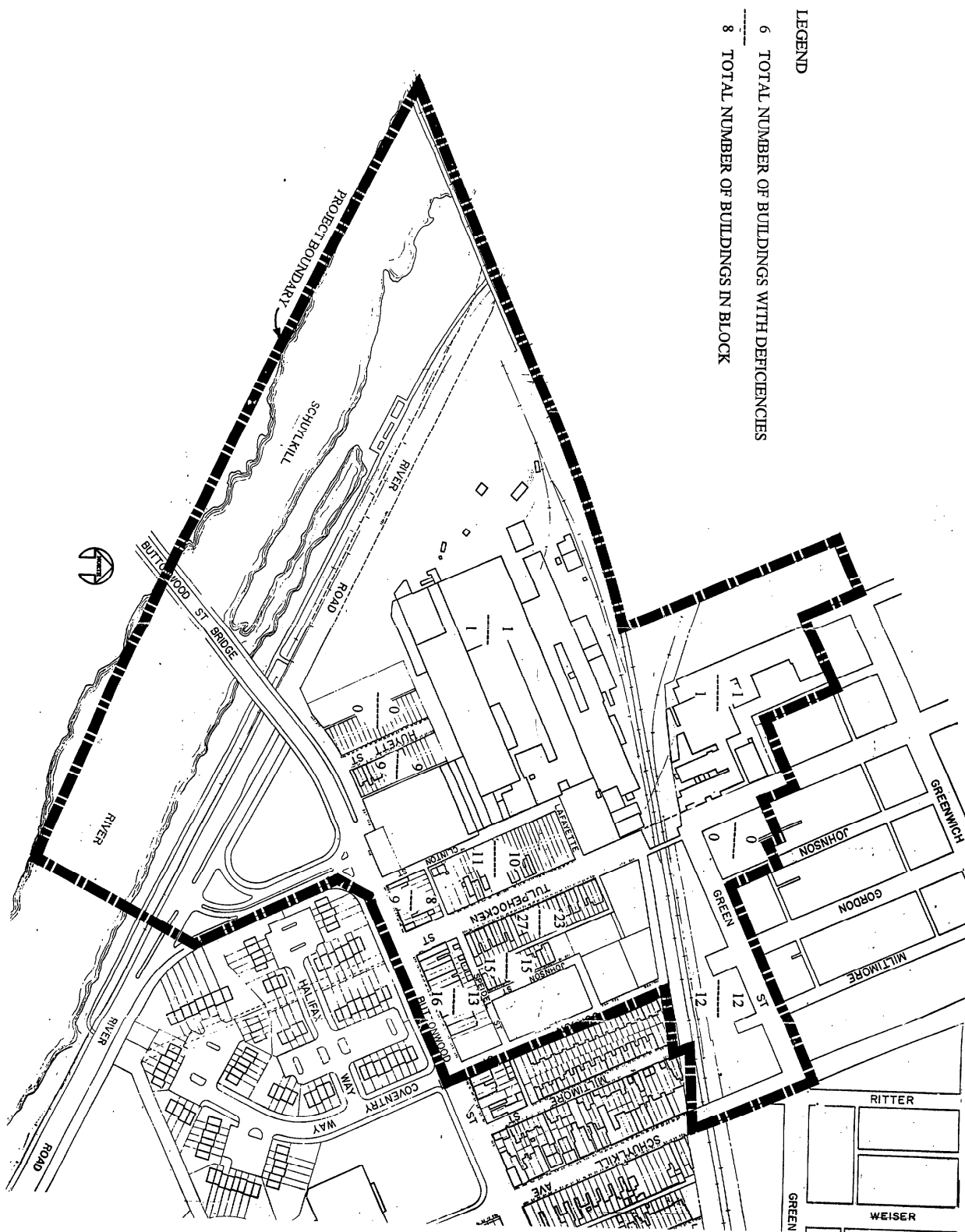
LEGEND

- AREA TO BE ACQUIRED FOR CLEARANCE AND/OR REDEVELOPMENT
- AREA NOT TO BE ACQUIRED



R.P.P. MAP NO. 1 - ACQUISITION MAP
BUTTONWOOD GATEWAY REDEVELOPMENT AREA
CITY OF RALEIGH, NORTH CAROLINA

003



R.P.P. MAP NO. 2 -- BUILDING CONDITIONS
BUTTONWOOD GATEWAY REDEVELOPMENT AREA
 CITY OF READING, PENNSYLVANIA

B. REDEVELOPMENT PLAN PROPOSAL

- (1) Acquisition map showing each property to be acquired.

A map indicating all property to be acquired and all property not to be acquired within the redevelopment area is attached hereto and marked R.P.P. Map No. 1.

- (2) Building conditions map.

A map indicating the conditions of all principal structures within the redevelopment area is attached hereto and marked R.P.P. Map No. 2.

- (3) Standards for the following:

a. Setbacks

Standards	Manufacturing/ Commercial and Related Uses	Residential and Related Uses		
		One Family Attached	One Family Semi-Detached	Mid-Rise Apartments
Minimum Lot Size (Square Feet)	25,000	1,800	1,800	7,200
Maximum Building Coverage	50%	60%	60%	30%
Maximum Lot Coverage	80%	75%	75%	55%
Maximum Building Height (Feet)	50	35	35	60
Minimum Lot Width (Feet)	125	18	18	72
Front Yard Setbacks (Feet)	25	15	15	15
Rear Yard Setbacks (Feet)	30	20	20	35
Side Yard Setbacks (Feet)	20	6	6	15
Both Side Yard Setbacks (Feet)	40	—	—	30

Standards	Manufacturing/Commercial and Related Uses
Minimum Lot Size (Square Feet)	25,000
Maximum Building Coverage	50%
Maximum Lot Coverage	80%
Maximum Building Height (Feet)	50
Minimum Lot Width (Feet)	125
Front Yard Setbacks (Feet)	25
Rear Yard Setbacks (Feet)	30
Side Yard Setbacks (Feet)	20
Both Side Yard Setbacks (Feet)	40

- b. Parking and Loading - Upon identification of specific uses for development, the parking and loading requirements of the zoning ordinance of the City of Reading, in effect at that time, will be applicable.
 - c. Screening and landscaping - Ten (10) feet of planting buffer at least eight (8) feet high and no more than forty (40) percent open on Manufacturing/Commercial property where it abuts residential property.
 - d. Street signs and furnishings - None
 - e. Easements - None
 - f. Utility placement - To the extend possible all utilities shall be placed underground.
 - g. Pollution control, if applicable - not applicable.
- (4) Statement of duration of controls.
- The provisions and requirements of the Redevelopment Proposal shall remain in effect for a period of twenty (20) years from the date of approval of this Redevelopment Proposal by the governing body of the City of Reading. The termination of this plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof.
- (5) Property Rehabilitation Standards.

Rehabilitation of existing not-to-be acquired properties shall be promoted through the City sponsored inspection program and enforced under existing building and housing codes in force in the City of Reading.

(6) Procedures for Changes in Approved Redevelopment Proposal.

The Redevelopment Proposal consisting of the Redevelopment Plan Proposal and the Redevelopment Area Plan may be amended from time to time in compliance with the requirements of the law; provided that with respect to any land in the area previously disposed of by the Redevelopment Authority for use in accordance with said Redevelopment Proposal, the Redevelopment Authority receives the written consent of then owner of such land whose interest therein may be materially and adversely affected by such amendment.